



**General Site Information:**

- ZONING INFORMATION:** EXISTING ZONE: QUONSET GENERAL INDUSTRIAL DISTRICT (GGID)

(TABLE 4. DIMENSIONAL REGULATIONS TABLE)	REGULATIONS	PROPOSED
MINIMUM LOT AREA:	80,000 SF	3.06± ACRES
MINIMUM FRONTAGE:	175'	369'
MINIMUM BLDG FRONT YARD:	35'	35'
MINIMUM BLDG SIDE YARD:	30'	30'
MINIMUM BLDG REAR YARD:	30'	30'
MINIMUM BLDG FROM RESIDENTIAL STRUCTURE:	50'	>50'
MAXIMUM HEIGHT OF MAIN STRUCTURE:	*	+1-100'

\*BUILDING HEIGHT SHALL NOT EXCEED DISTANCE FROM THE LOT LINE, OR APPLICABLE REQUIREMENTS.
- PARKING CALCULATIONS:**

**STANDARD**  
 REQUIRED PARKING (GGID): 1 SPACE (1 PER 500SF GROSS FLOOR AREA)  
 -A VARIANCE MAY BE REQUESTED BASED ON PROJECTED EMPLOYMENT.

**PROVIDED PARKING:** 2 SPACES  
 -ADDITIONAL SPACES COULD BE PROVIDED BUT IT IS NOT REQUIRED FOR THE PROPOSED USE.
- THE SURROUNDING AREA IS SERVICED BY QDC WATER AND QDC SEWER. THE PROPOSED USE OF THIS SITE DOES NOT REQUIRE WATER, SEWER OR GAS SERVICE. AN EXISTING ONSITE HYDRANT ON CALLAHAN ROAD WILL PROVIDE WATER FOR FIRE FIGHTING IF REQUIRED.
- THE STORMWATER DRAINAGE SYSTEM IS DESIGNED TO MEET THE QUONSET DEVELOPMENT CORPORATION (QDC) DEVELOPMENT PACKAGE AND THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL DATED MARCH 2015. THE STORMWATER SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
- THIS PLAN SET REFERENCES RHODE ISLAND DEPARTMENT OF TRANSPORTATION (RIDOT) STANDARD DETAILS WHICH CAN BE FOUND ON THE RIDOT ONLINE DATABASE. DESIGNATED DETAILS ARE LABELED WITHIN THIS PLAN SET AS RIDOT STD X.X.X. REFERENCE LINK: [HTTP://WWW.DOT.RI.GOV/DOCUMENTS/DOINGBUSINESS/RIDOT\\_STD\\_DETAILS.PDF](http://www.dot.ri.gov/documents/doingbusiness/ridot_std_details.pdf)
- THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE.
- THE SITE IS NOT CLASSIFIED AS A REDEVELOPMENT SITE AS DEFINED BY THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL.
- NO SIGNAGE IS PROPOSED EXCEPT FOR THE REQUIRED WARNING AND INFORMATIONAL SIGNAGE TO BE MOUNTED ON SECURITY FENCE. A SIGNAGE PACKAGE WILL BE DELIVERED FOR QDC'S REVIEW AND PERMIT.
- SITE LIGHTING IS NOT PROPOSED AT THIS TIME. IF SECURITY LIGHTING IS DETERMINED TO BE NEEDED, A SEPARATE LIGHTING SUBMISSION WITH DARK SKY COMPLIANT FIXTURES AND PHOTOMETRIC PLAN WILL BE PROVIDED TO THE QUONSET DEVELOPMENT CORPORATION.
- PUBLIC TREES REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH EQUIVALENT.

**Development Data:**

SITE READINESS DESIGN IMPERVIOUS AREA:	38,600 SF (PREVIOUSLY APPROVED UNDER RIDEM APPLICATION NO. ARRA 10-035 & RIPDES NO. RIR100797)
CURRENT DESIGN IMPERVIOUS AREA:	34,522 SF
REDUCTION IN IMPERVIOUS AREA:	4,078 SF

**Proposed Site Development Legend**

- ACCESS ROAD EDGE
- ACCESS ROAD HATCH
- PROPOSED RIP RAP AREA
- PROPOSED SWITCHYARD AREA
- PROPOSED GRASS SWALE
- OUTLINE OF PROPOSED STORMWATER BMP
- PROPOSED UNDERGROUND ELECTRIC LINE
- FUTURE PROPOSED DUCT BANK (FOR REFERENCE ONLY)
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- 8' BLACK SLATTED CHAIN LINK FENCE
- LIMIT OF DISTURBANCE
- PROPOSED TREE LINE
- DRAINAGE PIPE
- STEEL BACKED TIMBER GUARDRAIL
- LIMIT OF DISTURBANCE (2011 SITE READINESS PACKAGE)
- TOW** TOP OF WALL
- BOW** BOTTOM OF WALL
- HOW** HEIGHT OF WALL